

A RESOLUTION

BY: THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY NS PARTNERS, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE CROSSROADS SENIORS' VILLAGE, A MIXED-INCOME, SENIOR COMMUNITY TO BE LOCATED AT 2091 METROPOLITAN PARKWAY, SW; AND FOR OTHER PURPOSES.

WHEREAS, NS Partners, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Crossroads Seniors' Village, a 150-unit rental, mixed-income community for the elderly to be located at 2091 Metropolitan Parkway, SW; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Crossroads Seniors' Village, is located within census tract 75; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – X has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by NS Partners, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by NS Partners, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Crossroad Seniors' Village.

<p align="center">Exhibit A Project Description</p>

CROSSROADS SENIORS' VILLAGE

Applicant/Developer NS Partners, LLC proposes to develop through new construction Crossroads Seniors' Village. The property located at the rear of the existing Crossroad Shopping Center contains 5 acres of land with 117 of the 150 units being designated as affordable.

Street Address: 2091 Metropolitan Parkway, SW

Construction Type: New Construction

Number of Units: 150

Unit Mix:

117 (78%) 60% AMI(54%AMI)

31 (20%) Market Rate

2 (2%) (Resident Manager)

117 1BR @ 642 S.F

31 1BR @ 642 S.F.

2 1BR @ 860 S.F.

Total Acreage: 5 Acres

Zoned: CI

Amenities: Multipurpose Room
TV/Game Room
Library/Computer Room
Beauty Salon
Laundry Lounge on each floor

Construction Start Date: January 1, 2006

(Do Not Write Above This Line)

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APPLICATION BY NS PARTNERS,
LLC TO THE GEORGIA
DEPARTMENT OF COMMUNITY
AFFAIRS FOR LOW-INCOME
HOUSING TAX CREDITS TO
CONSTRUCT THE CROSSROADS
SENIORS' VILLAGE, A MIXED-
INCOME, SENIOR COMMUNITY TO
BE LOCATED AT 2091
METROPOLITAN PARKWAY, SW;
AND FOR OTHER PURPOSES.

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)
Other:

Members

Refer To

Committee

Date

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Refer To

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COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon
(for review & distribution to Executive Management)

Commissioner's Signature: [Signature]
From Originating Department: DPCD/planning
Committee of Purview: CD/HR
Committee Meeting Date: 3/30/2004

Director's Signature: [Signature]
Contact: Wendy Scruggs-Murray
Committee Deadline: 3/19/2004
Council Meeting Date: 4/19/2004

CAPTION

A RESOLUTION ENDORSING THE APPLICATION BY NS PARTNERS, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE CROSSROADS SENIORS' VILLAGE, A MIXED-INCOME, SENIOR COMMUNITY TO BE LOCATED AT 2091 METROPOLITAN PARKWAY, SW; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION

Applicant/Developer NS Partners, LLC proposes to develop through new construction Crossroads Seniors' Village. The property located at the rear of the existing Crossroad Shopping Center contains 5 acres of land with 117 of the 150 units being designated as affordable.

FINANCIAL IMPACT (if any)

OTHER DEPARTMENT(S) IMPACTED: <none>

COORDINATED REVIEW WITH:

Mayor's Staff Only

Received by Mayor's Office: 3/15/04 Reviewed: [Signature]

(date)

(initials) (date)

Submitted to Council:

(date)

Action by Committee:

☐ Approved ☐ Adversed ☐ Held ☐ Amended
☐ Substitute ☐ Referred ☐ Other _____

RCS# 5623
4/19/04
6:20 PM

Atlanta City Council

Regular Session

04-R-0535

ENDORSING APP LOW-INCOME HOUSING TAX
CREDIT CROSSROADS SENIORS' VILLAGE
FILE

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

NV Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	Y Muller	Y Boazman	NV Woolard

04-R-0535

04-*2*-0535

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FILED BY
CITY COUNCIL

APR 19 2004

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